

PLANNING AND DEVELOPMENT SERVICES REPORT
ZONING MAP AMENDMENT

PUBLIC HEARING
PZ-15-00140

DATE: **February 19, 2016**
MEETING DATE: **February 24, 2016**
REPORT BY: **Jennifer Mikelson**

REQUEST

A Zoning Map amendment request from the City of Flagstaff Parks and Recreation Department, on behalf of the property owner, City of Flagstaff, to rezone approximately 5.31 acres within Section 10, Township 21 North, Range 7 East, from the Highway Commercial (HC) zone to the Public Facility (PF) zone.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission forward the Zoning Map amendment to the City Council with a recommendation for approval.

PRESENT LAND USE

The site is currently undeveloped, located off Highland Avenue on two parcels totaling 5.31 acres.

PROPOSED LAND USE

It is anticipated that the site may become a neighborhood park servicing Boulder Point and other west Flagstaff neighborhoods depending upon available funding.

NEIGHBORHOOD DEVELOPMENT

North: Vacant / Mountain Trail Apartments; Medium Density Residential (MR) / Highway Commercial (HC) zones
East: Commercial shopping center; Highway Commercial (HC) zone
South: Interstate 40
West: Vacant; Medium Density Residential (MR) zone

REQUIRED FINDINGS

STAFF REVIEW. An application for a Zoning Map amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall set forth whether the Zoning Map amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied; and shall include an evaluation of the consistency and conformance of the proposed amendment with the goals of the General Plan and any applicable specific plans; and a recommendation on the amendment based on the standards of the zones set forth in Section 10-40.20 "Establishment of Zones" of the Zoning Code (Page 40.20-1).

FINDINGS FOR REVIEWING PROPOSED AMENDMENTS. All proposed amendments shall be evaluated as to whether the application is consistent with and conforms to the goals of the General Plan and any applicable specific plans; and the proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City") and will add to the public good as described in the General Plan; and the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle

access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. If the application is not consistent with the General Plan and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

STAFF REVIEW

Introduction/Background

The Applicant, the City of Flagstaff Recreation Department, on behalf of the property owner, the City of Flagstaff, is requesting a Zoning Map amendment to rezone approximately 5.31 acres to the Public Facility (PF) zone. The Public Facility (PF) zone is a more appropriate land use designation for the anticipated use as a public neighborhood park. Furthermore, it is the intent of this rezoning case to carry forward a deed restriction placed on the subject properties which states that they shall only be used for “open space and public park purposes.”

Proposed Development Concept Plans

No immediate change of use is anticipated on the subject property.

General Plan – Flagstaff Regional Plan 2030

Goal REC.1. Maintain and grow the region’s healthy system of convenient and accessible parks, recreation facilities, and trails.

The application of the Public Facility (PF) zone implements the above noted goal of the FRP30 by enhancing recreation opportunities for residents within city limits. Applying the Public Facility (PF) zone to the site properly designates it for future use as a city park.

Zoning – City of Flagstaff Zoning Code

The Public Facility (PF) zone applies to public and quasi-public lands within the city. The intent of the Public Facility (PF) zone is intended to preserve and encourage the establishment of public lands and to provide an area within the City for active and passive recreation uses, parks, public open space, governmental buildings and facilities, schools and school grounds, quasi-public buildings and facilities, and related uses.

PUBLIC SYSTEMS IMPACT ANALYSIS

Traffic and Access: No analysis was required.

Water and Wastewater: No analysis was required.

Stormwater: No stormwater improvements have been required.

Parks and Recreation: No analysis was required.

OTHER REQUIREMENTS

Resources: The subject property is located within the Resource Protection Overlay (RPO) zone.

Citizen Participation: All property owners within 600-feet of this site were notified via mail of the zoning map amendment and asked to attend the October 19, 2015 Parks and Recreation Commission meeting. Additionally, a notice was run in the Daily Sun, which discussed the zoning map amendment and identified the Parks and Recreation Commission meeting as a venue for discussion. The Commission did not meet quorum for their advertised meeting, but a public meeting for the rezoning was still held with the applicant and other City staff present. No members of the public inquired about the rezoning of this property.

DISCUSSION

The application of the Public Facility (PF) zone to the subject property removes the possibility of any future commercial development of the site. With the Public Facility (PF) designation, the property will be appropriately zoned to serve as a public recreational facility for the surrounding neighborhood, as stated in the property deed.

RECOMMENDATION

Staff believes that the proposed Zoning Map amendment has been justified and would recommend in favor of amending the Zoning Map for 5.31 acres to the Public Facility (PF) zone.

ATTACHMENTS

- Zoning Map Amendment Application
- Current City of Flagstaff Zoning Map
- Public Hearing Legal Advertisements